046.0	0004	0026.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,099,100	/	1,099,100
USE VALUE:	1,099,100	/	1,099,100
ASSESSED:	1,099,100	/	1,099,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
37	-37A	LEWIS AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MERCADO ERNESTO V/ TRUSTEE
Owner 2:	ERNESTO V MERCADO REVOCABLE
Owner 3:	TRUST
Street 1:	37 LEWIS AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	MERCADO ERNESTO V -
Owner 2:	-
Street 1:	37 LEWIS AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 5,770 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1900, having primarily Wood Shingle Exterior and 3382 Square Feet, with 2 Units, 2 Baths, 1 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5770.000	620,300	4,300	474,500	1,099,100
Total Card	0.132	620,300	4,300	474,500	1,099,100
Total Parcel	0.132	620,300	4,300	474,500	1,099,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 325.01 | /Parcel: 325.0

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 046.0-0004-0026.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	392,400	4300	5,770.	474,500	871,200	871,200	Year End Roll	12/18/2019
2019	104	FV	302,700	4300	5,770.	504,100	811,100	811,100	Year End Roll	1/3/2019
2018	104	FV	302,700	4300	5,770.	367,700	674,700	674,700	Year End Roll	12/20/2017
2017	104	FV	283,200	4300	5,770.	320,300	607,800	607,800	Year End Roll	1/3/2017
2016	104	FV	283,200	4300	5,770.	272,800	560,300	560,300	Year End	1/4/2016
2015	104	FV	251,100	4300	5,770.	266,900	522,300	522,300	Year End Roll	12/11/2014
2014	104	FV	251,100	4300	5,770.	219,400	474,800	474,800	Year End Roll	12/16/2013
2013	104	FV	261,700	4300	5,770.	208,800	474,800	474,800		12/13/2012

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 3931

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MERCADO ERNESTO	71945-257	1	11/30/2018	Convenience	1	No	No		
	12831-175		7/22/1975		42,000	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/1/2019	1170	Dormers	233,155	O				
7/12/2011	695	Manual	5,500					BLOW IN INSULATION

ACTIVITY INFORMATION

Date	Result	By	Name
7/29/2020	Measured	DGM	D Mann
2/5/2019	Mail Update	MM	Mary M
11/28/2018	MEAS&NOTICE	CC	Chris C
2/11/2009	Meas/Inspect	189	PATRIOT
3/7/2000	Measured	263	PATRIOT
11/1/1981		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5770		Sq. Ft.	Site		0	80.	1.03	1									474,479						474,500	

Total AC/HA: 0.13246 | Total SF/SM: 5770 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 474,479 | Spl Credit | Total: 474,500

USER DEFINED

User Acct	32985
GIS Ref	
GIS Ref	
Insp Date	07/29/20
!3931!	

PRINT Date	Time
12/10/20	19:03:11

LAST REV Date	Time
08/03/20	11:51:18
danam	

Prior Id # 1:	32985
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Patriot Properties Inc.

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1900	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G21	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	0.96049011
Const Adj.:	0.99989998
Adj $ / SQ:	163.267
Other Features:	139500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	762031
Depreciation:	141738
Depreciated Total:	620293

COMMENTS

WORK IN PROGRESS , RE-CK COND 2001.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	4	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	5	2	
Totals			
2	10	4	

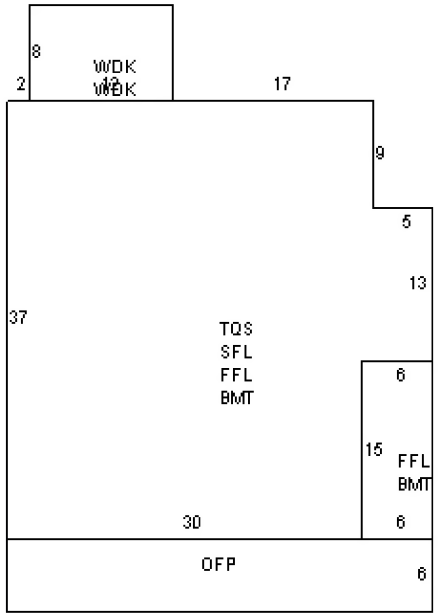
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	163.27
Special Features:	0	Val/Su Net:	122.18
Final Total:	620300	Val/Su SzAd	183.43

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,287	48.980	63,037
FFL	First Floor	1,287	163.270	210,125
SFL	Second Floor	1,197	163.270	195,431
TQS	3/4 Story	898	163.270	146,573
OFP	Open Porch	216	24.140	5,213
WDK	Deck	192	11.210	2,152

Net Sketched Area:	5,077	Total:	622,531
Size Ad	3381.75	Gross Are	5376	FinArea	3382
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

046.0-0004-0026.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X20	A	FR	1915	21.25	T	50	104			4,300			4,300

More:	N	Total Yard Items:	4,300	Total Special Featues:		Total:	4,300

IMAGE

AssessPro Patriot Properties, Inc